

El Paso International Airport-Southern Industrial Park

REZONING



City Plan Commission — CPC Date

CASE NUMBER: PZRZXX-000XX
CASE MANAGER: Harrison Plourde, 212-1584, PlourdeHT@elpasotexas.gov
PROPERTY OWNER: Property Owner
REPRESENTATIVE: Representative
LOCATION: East of Sikorsky Street, South of Shuttle Columbia Drive (Districts 2 & 3)
PROPERTY AREA: 2.87 acres
REQUEST: Rezone from SCZ (SmartCode Zone) to C-2 (Commercial) or M-1 (Manufacturing)
RELATED APPLICATIONS: PLCP18-00002 (FLUM Amendment)
PLRP18-000012 (SmartCode Regulating Plan Adjustment)
PUBLIC INPUT: None

SUMMARY OF REQUEST: 1-2 sentence description of the request.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL/APPROVAL W/CONDITIONS/DENIAL** of the request. Include a sentence summarizing the justification for the recommendation, such as compliance with Plan El Paso.



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: Detailed description of the request, with any relevant information about the proposed use(s), lot size(s), description of conceptual site plan.

PREVIOUS CASE HISTORY: Summary of previous actions on the case, and any previous planning cases that were submitted for the subject property.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: A general description of the surrounding properties, including zones and uses, and considering factors such as presence/absence of sidewalks, walkability of the area, and distance to nearby parks and schools, if relevant.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>-Is the proposed zone compatible with the description?</p> <p>-Do the uses allowed generally align with the purpose of the designation?</p> <p>-Are the zone-specific regulations (setbacks, allowable density, lot size) compatible with the purpose of the designation?</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-2 (Commercial) District: The purpose of the district is to accommodate establishments providing goods and services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the district will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p>-Are there other parcels in the immediate area with the proposed zone? If yes, are they similar in "character" (lot size, accessed from the same street, etc.) as the subject property?</p>
<p>Preferred Development Locations: Is the property in a "Compact Urban" area?</p>	<p>If the request is for an increase in allowable development intensity (e.g., from "R" to "C" district), is it located in a "preferred location for higher density development/redevelopment" (2.1.12)?</p> <p>-Is the subject property in the G-1, G-2, or O-7 FLUM designations?</p>

Commented [PHT1]: Planning staff will consider these questions when evaluating the request.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:	
	<ul style="list-style-type: none"> -Is the subject property located along an arterial or higher roadway classification, or at the intersection of two collectors or higher? -Is the subject property within walking distance of a BRIO stop or Sun Metro transfer center? If the proposed zone allows increased residential density, how many units could be built on the lot(s)?
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	<ul style="list-style-type: none"> -Are there any overlay designations (historic/NCO/etc.)? -Are there any Study Area Plans adopted through <i>Plan El Paso</i> that include the subject property? -If so, are there any goals, policies, or recommendations in the guiding document that conflict with the rezoning request?
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	<ul style="list-style-type: none"> -Will approval allow the continuation of a registered legal nonconforming use and/or lot? -Will approval lead to detrimental conditions/consequences for neighboring properties and/or public facilities (e.g., roads)?
Natural Environment: Anticipated effects on the natural environment.	<ul style="list-style-type: none"> -Is the subject property in FLUM designation that is not recommended for development/growth (any "O" designation other than O-7)? -Is the subject property located in an arroyo? -Is the subject property in the Mountainside or Hillside Development Areas? If so, what was the OSAB recommendation?
Stability: Whether the area is stable or in transition.	<ul style="list-style-type: none"> -Have there been other rezoning actions near the subject property within the last 5-10 years? -If so, what were the requested changes? Were they approved, and were there any details of those cases that may be relevant to our evaluation of the current request?
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	<ul style="list-style-type: none"> -Are there any new and/or changed street connections that may affect access to the subject property? -Have there been major landscape changes nearby (new drainage ponds, new subdivisions, etc.)? -Was the subject property or nearby property recently annexed?

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Evaluation of the condition and classification of streets surrounding the subject property, particularly those from which access will be taken. Information about other facilities/infrastructure in the vicinity that might affect a staff recommendation.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: Summary of any unique comments received from reviewing departments/entities.

PUBLIC COMMENT: Summary of the content of public comments and information about the neighborhood associations and/or proximate residents notified.

RELATED APPLICATIONS: Summary of any related applications that are currently in process.

OTHER CONSIDERATIONS: Any other relevant information that may be needed to inform the staff recommendation.

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of Plan El Paso as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of Plan El Paso as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of Plan El Paso as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Department Comments
3. Neighborhood Notification Boundary Map
4. Detailed Site Plan

ATTACHMENT 1



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ATTACHMENT 2

Texas Department of Transportation

No comments received

Planning and Inspections Department – Plan Review

1. Recommend approval.

Planning and Inspections Department – Landscaping Division

No comments received

Planning and Inspections Department – Land Development

New developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding as per Chapter 19.19.010, Sections A-2 & A-5. On-site stormwater ponding is required for all redevelopment where there is an increase in impermeable surfaces.

Fire Department

Recommend approval.

Police Department

No comments received

Sun Metro

No comments received

El Paso Water

EPWater does not object to this request.

Water:

1. There is an existing 12-inch diameter water main that extends along Hawkins Boulevard. This water main is available for service
2. There is an existing 8-inch diameter water main that extends along Shuttle Columbia Drive. This water main is available for service.
3. There is an existing 8-inch diameter water main that extends along Stinson Avenue. This water main is available for service.
4. There is an existing 8-inch diameter water main that extends along Boeing Drive. This water main is available for service.
5. There is an existing 8-inch diameter water main that extends along Lear Street. This water main is available for service.
6. There is an existing 8-inch diameter water main that extends along Beech Street. This water main is available for service.
7. There is an existing 8-inch diameter water main that extends along Grumman Street. This water main is available for service.
8. There is an existing 8-inch diameter water main that extends along Sikorsky Street. This water main is available for service.

9. There is an existing 8-inch diameter water main that extends along Lockheed Drive from Sikorsky Street to Shuttle Columbia Drive. This water main is available for service.
10. There is an existing 12-inch diameter water main that extends along Montana Avenue from Cessna Drive to Hawkins Boulevard. This water main is available for service.
11. Previous water pressure from fire hydrant #2763 located at northeast corner of Shuttle Columbia Drive and Boeing Drive, has yielded a static pressure of 82 psi, a residual pressure of 74 psi, and a discharge of 1,061 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

1. There is an existing 8-inch diameter sanitary sewer main that extends along north of Montana Avenue. This sewer main is available for service.
2. There is an existing 8-inch diameter sanitary sewer main that extends along south of Montana Avenue, this line dead-ends approximately 588-feet east of Hawkins Boulevard. This main is available for service.
3. There is an existing 8-inch diameter sanitary sewer main that extends along Hawkins Boulevard. This main is available for service.
4. There is an existing 8-inch diameter sanitary sewer main that extends along west of Shuttle Columbia Drive, this line its convert to 12-inch diameter and dead-ends approximately 569-feet west of Postal Place. This main is available for service.
5. There is an existing 8-inch diameter sanitary sewer main that extends along Stinson Avenue. This main is available for service.
6. There is an existing 8-inch diameter sewer main that extends along Boeing Drive. This main is available for service.
7. There is an existing 8-inch diameter sewer main that extends along Lear Street. This main is available for service.
8. There is an existing 8-inch diameter sewer main that extends along north of Shuttle Columbia Drive, this line dead-ends approximately 370-feet north of Boeing Drive. This main is available for service.
9. There is an existing 8-inch diameter sewer main that extends along Sikorsky Street. This main is available for service.
10. There is an existing 8-inch diameter sewer main that extends along east of Lockheed Drive from Sikorsky Street to Shuttle Columbia Drive. Also is an existing 12-inch diameter sewer main from Shuttle Columbia Drive to Hawkins Boulevard. Those mains are available for service.
11. There is an existing 12-inch diameter sewer main that extends south of Hawkins Boulevard. This main is available for service.

General:

1. EPWater requires application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

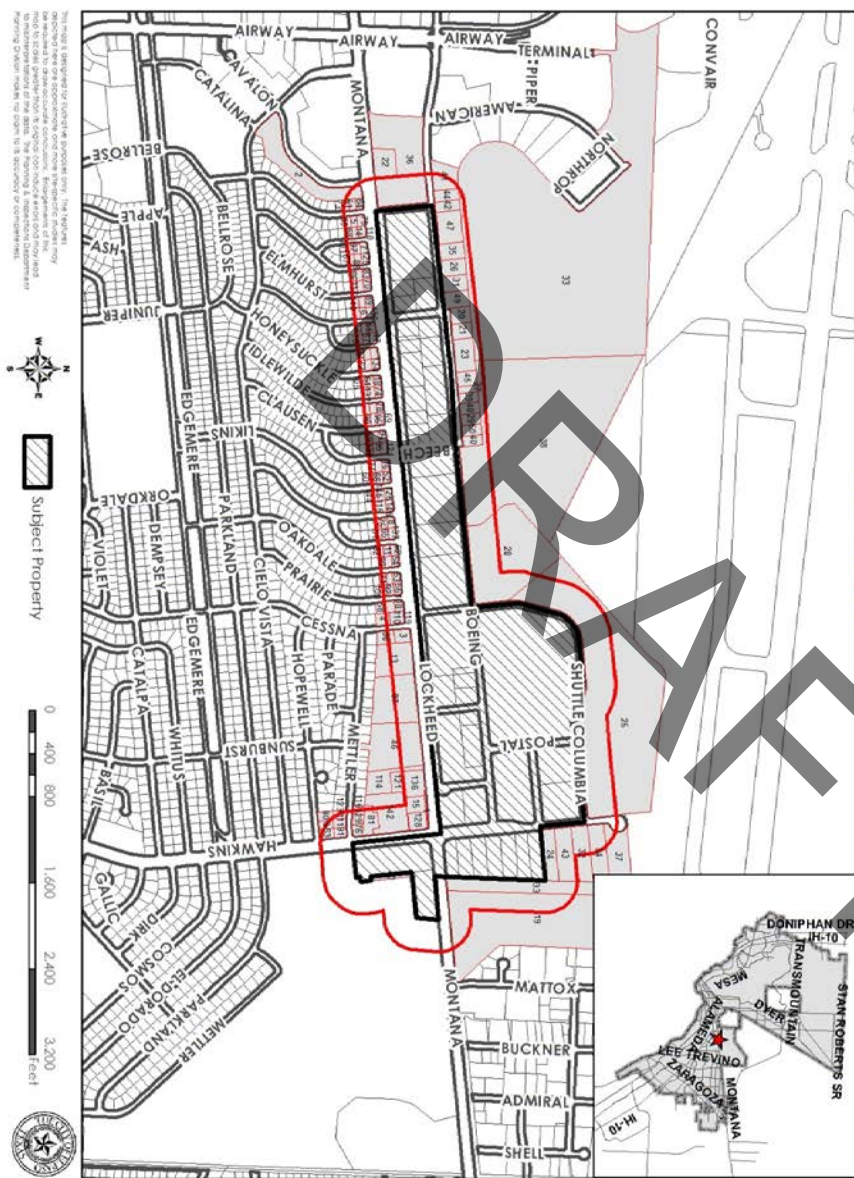
1. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural stormwater

management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

2. Parcels where buildings exist and then demolished, shall now retain some of the storm sewer runoff. Vacant parcels will only be allowed to discharge the difference between the historic and the developed runoff.

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ATTACHMENT 3



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